



REQUEST FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES

**May Roach and Smith Hall Residence Hall Renovations
UW-Stevens Point**

September 2016

DFD Project No. 14I2R

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Project Background and Purpose

May Roach and Smith Halls were constructed in 1964 and are located in the west Allen Residential Quadrangle. The halls contain a total of 69,212 ASF/116,204 GSF and 612 beds (35,930 ASF/60,263 GSF and 322 beds in May Roach Hall; 33,282 ASF/55,941 GSF and 290 beds in Smith Hall). Both are four-story residence halls with a basement. These fifty year old buildings have been maintained well over the years, but the expectations of new and returning students have changed. The halls are aged and their deteriorating infrastructure, including life safety systems and accessibility, require major renovation to address the deficiencies.

The campus currently operates twelve (12) four-story residence halls and one (1) five-story residence hall with beds for approximately 3,600 students totaling approximately 840,000 GSF. Twelve of the residential buildings, mostly built in the 1960's, are of a traditional style with double loaded corridors and centrally located group bathroom facilities on each floor. Renovations of similar scope to this project have been implemented in Baldwin Hall (2008), Steiner Hall (2009), Hansen Hall (2010), Neale Hall (2011), Burroughs Hall (2012) and Knutzen Hall (2013). Renovations are expected to be completed in Thomson Hall and Watson Hall by September, 2016.

Major renovations were previously completed to May Roach Hall in 1998 and Smith Hall in 1999 and concentrated primarily on common areas such as the bathrooms where group showers were converted to private shower stalls and restroom fixtures were replaced. These modifications did not include the construction of gender neutral restrooms. Recycling chutes were added and kitchenettes installed on each floor. Voice and data wiring was updated to Category 5E. Although all fire alarm systems were upgraded, they do not meet current standards for addressable devices, synchronized strobes, or emergency voice broadcast capability.

While common areas received significant upgrades, minimal work was completed to improve the resident rooms in terms of finishes, lighting, and temperature control. A common concern by residents is the institutional appearance of the concrete block walls in the rooms and corridors as well as the inadequate lighting in the rooms. The radiant heat control valves are poorly located and the placement of furniture near the windows renders them inaccessible. Due to the need to improve accessibility to and within the halls, the addition of elevators is necessary. The elevators will be utilized for personal transport as well as the delivery of materials, supplies, furnishings and heavy equipment between floors. It should also be sized to accommodate an emergency gurney. Although not required by code, a sprinkler system is considered an essential safety component for this project. Some repair work to the roof is expected – especially around the proposed solar panels.

Project Description

Both May Roach and Smith Halls will receive significant renovations with replacement of all stairwell treads tile surfaces, room and other area lighting upgrades, replacement of closet side panels, replacement of existing resident room slide-by windows, and replacement of resident room and lower level wood doors with new wood doors. The steam radiant heat system will be replaced with a four pipe system that will incorporate hot water and air conditioning and will allow for individual networked room control within a pre-set range. Replace the Smith hall 2500 gallon hot water bulk tank with an instantaneous heating system. The May Roach and Smith halls instantaneous domestic hot-water conversion units will be modified to include tank storage. Solar hot-water collection panels will be installed on each building.

ADA modifications shall include: a) lower-level gender specific toilet rooms to be made fully accessible and converted to gender neutral, b) installation of a 5-stop elevator, c) an exterior ramp to a revised entrance at the lobby level along with associated landscaping and site work, d) resident and public access rooms door hardware upgraded to a graspable lever style, e) eleven resident rooms on floors 1-4 of each building will be made fully ADA accessible, f) each group bathroom will receive modification to make one shower stall and one lavatory ADA accessible, g) the door into the Hall Director's apartment in each building will be replaced with a 36-inch wide door h) Smith hall apartment to be fully accessible, and e) fully accessible unisex family bathroom facilities are to be constructed on floors 1-4 in both May Roach and Smith halls.

Common areas including public use rooms in the lower level and hall director apartments will receive complete surface upgrades. Masonry block walls throughout shall receive a thin-coat; skip trowel plaster finish and paint. All resident room ceilings will be re-painted and the resident room floor corridor ceilings will have the tectum removed and the surface painted. Carpeting, VCT, and wall coverings in all areas will be replaced. Lobby mailboxes will be replaced in each hall. In addition, the existing Hall Director apartments in both buildings will receive significant finish, lighting, bath and cabinetry upgrades throughout. Hall Director apartments will be provided with a private 36-inch wide exterior entrance and small patio. In addition, both halls shall have the existing Hall Director apartment reconstructed to fully comply with the current Americans with Disabilities Act.

A fire sprinkler system will be installed throughout each building. Existing telephone and data connections will be relocated to new exterior wall panels in each residence room. The fire alarm system will be upgraded to current standards of addressable devices, synchronized strobes and mass notification capabilities. Emergency lighting and power circuits will be connected to a new electrical generator installed in the first hall renovated and will be capable of also servicing adjacent Pray-Sims Hall to the south. Limited asbestos abatement is required, as all exposed areas and spaces behind plumbing walls were abated during the 1990s. The A/E team will verify if new transformers, electrical main distribution panels and emergency system panel boards will need to be installed in these buildings.

The design work for May Roach and Smith Hall buildings will be completed at one time. Separate bids will be taken for each successive year or bid together and then constructed over consecutive summer construction seasons. Hazardous material abatement is anticipated to occur in advance of construction during scheduled school breaks. The design firm must be able to respond with design changes to their basic plans should any discoveries come about as the renovations advance from the first hall to the second hall.

Scope of Services

The A/E will provide design through construction administration services as indicated in the DFD *“Policy and Procedure Manual for Architects/Engineers and Consultants”*, and the DFD *“Contract for Professional Services”* as directed by DFD at the Design Kickoff meeting. The services may be contracted for in multiple contacts or contracts with multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

In addition to the requirements for preliminary design through construction in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted:

- The consultant should have access to web-conferencing capabilities that can be initiated by the consultant either at the consultant’s office, or at an institution.

Note that per the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following services will not be included in the scope of services:

- Hazardous materials survey, testing, and abatement bid documents will be contracted separately based on the demolitions plans prepared by this AE team.
- WEPA compliance actions and document preparation will be contracted separately

Consultant Qualifications

Refer to the DFD *Invitation for Consultant Services*.

Project Budget Summary

Budget Item	Cost
Construction	\$14,465,000
Hazardous Materials Abatement	\$40,000
Project Contingency	\$1,015,000
A/E Design Fees	\$1,056,000
Other Consultant Fees*	\$180,000
DFD Management Fee	\$621,000
Movable and Special Equipment	\$0
TOTAL	\$17,377,000

* Other design fees include reimbursable expenses and services contracted for separately such as hazardous materials testing, etc.

Project Schedule (Per Division of Facilities Development)

Consultant Selection	Jan 2017
Prelim Document Submittal	Sep 2017
BOR/SBC Authority to Construct	Nov 2017
Final Document Submittal	Mar 2018
Bid Date	Jul 2018
May Roach Hall	
Start Abatement	Spring Break 2019
Start Construction	May 2019
Substantial Completion	Aug 2019
Smith Hall	
Start Abatement	Spring Break 2020
Start Construction	May 2020
Substantial Completion	Aug 2020
Final Completion	Dec 2020

Project Requirements

User Description of Functions & Requirements

Resident Rooms

Occupants: 2/room

166 ASF/room

Total Rooms 306 (existing)

A) Activity

The resident rooms are fundamentally used as sleeping accommodations for 2 residents of primarily freshman or sophomore age. The secondary function of a resident room is as a small living environment which is conducive to studying and reading. The rooms are furnished with 2 beds, 2 desks with attached lighted hutch and a 5 drawer dresser set under a wall mount 24" x 27" mirror. There are 2 mirror fixtures installed above each mirror that are currently in excess of 30 years old and require a great deal of repeated repair, replacements and modifications. The rooms are equipped with 2 telecommunication ports on each side of the room along with duplex outlets located slightly above the dresser tops on each side of the room along with quadplexes at the back of the room behind the desks. Residents are able to bring in lofts and/or bunks to suit their preferred room arrangement along with additional personal furnishings including, but not limited to soft seating, microwaves, refrigerators, floor and table lamps, entertainment centers, etc. Residents are allowed to configure and arrange their rooms as necessary during their stay.

B) Special Equipment or Services

Lighting

Inadequate lighting remains an issue within the resident rooms. Residents request more lighting and more versatile lighting options to suit their living style.

- Install new energy efficient over-the-mirror fixtures (2 per room)
- Install a new energy efficient ceiling mount fixture in each room
- Unify switching to door frame for mirror and ceiling fixtures
- Energy efficient fluorescent or LED only
- Fixture housing and lens to be durable for a high intensity use environment
- Aesthetic value of housing/casing to have residential appeal
- Ease of maintenance and/or lamp replacement by one facility repair worker
- Electronic ballasts
- 20-year life expectancy for fixture housing

Thin-coat block walls

Concrete block is to be thin-coated with a skip-trowel finish. All existing ceiling tectum panels are to be removed and the ceiling is to be thin-coated and painted.

- Slight texture
- Painted surface

Door Hardware

All resident room, offices, Hall Director apartment and public access room door handles are to be replaced with lever style handles to make rooms more accessible and user friendly. Locks must be compatible with current lock systems.

Doors

Due to maintenance issues with existing doors, all resident room doors are to be replaced with new wood doors.

Windows

Replace all resident room windows with energy efficient windows for more efficient temperature control of each resident room.

- 2 Panel double glazed
- Outside slider panels
- Screens

Closet Panels

Existing resident room side closet panels, shelves, hang poles and hooks are to be replaced similar in design to the Burroughs Hall (2012) and Knutzen Hall (2013) renovations. Reinstall user agency supplied towel bars and mirror brackets.

Common Areas

A) Activity

The common areas include all corridors and the areas where they converge (T-Centers), all public use rooms in lower level, lobby, and study lounge and floor kitchens. These spaces are a vital element of the residence hall as they encourage and promote community and programming efforts within the hall. The room sizes, use and finish vary to meet the needs of the residents and staff. All spaces are identified as high-intensity use that requires easy maintenance, durable and aesthetically pleasing finishes.

B) Special Equipment or Services

Lighting

Due to maintenance issues of aging lighting fixtures, all light fixtures in common areas are to be replaced with new energy efficient fluorescent or LED, electronic ballast fixtures. Housing and lens to be durable for a high use environment with housing/casing having an aesthetic value of a residential appeal. Ease of maintenance and/or lamp replacement by one facility repair worker and 20-year life expectancy for the fixture housing.

Thin-coat block walls & ceilings

Concrete block is to be thin-coated with a skip-trowel finish. All existing ceiling tectum panels are to be removed with ceiling thin coated and painted.

- Slight texture
- Painted surface

Door Hardware

All public access door handles are to be replaced with lever style handles to make rooms more accessible and user friendly. Locks must be compatible with current lock systems of user agency.

Doors

Due to maintenance issues with existing doors, all existing wood public access room doors are to be replaced with new fire-rated wood doors. Private and common area bathroom doors are to be replaced with metal doors.

Windows

Replace all windows with energy efficient windows for more efficient temperature control of each space.

- 2 Panel, double-glazed
- Outside slider panels
- Screens

Elevator

In addition to use as a personal transport, the elevator will also be utilized for medical transport and delivering materials, supplies, furnishings and/or heavy equipment between the floors. The elevator will serve as a much needed transport of recycling bins between floors by staff. The bins contain broken

glass, paper, cardboard and other recyclable material with weights averaging anywhere between 40 – 120 lbs. each.

- Elevator to have 5 stops
- Finish to match or coordinate with existing exterior brick
- 6 – 8 person capacity

Bathrooms

Unisex family accessible bathrooms on floors 1-4 and unisex family accessible toilet rooms in lower levels are to be made ADA compliant.

Hall Director Apartment

1,127 ASF/Apartment (2 Total)

Secondary Entrance & Patio:

A secondary private apartment entrance with patio is to be added to each building exterior at the Hall Director Living Room location. The entrance and patio are to coordinate with the building envelope and are to provide the Hall Director with privacy, security and adequate space for outdoor leisure.

WEPA Requirements

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require Type III documentation, which will be completed by the campus.

Additional Documents

UW-Stevens Point Master Plan	05H1F	2007
http://www.uwsp.edu/facplan/Documents/UWSP-MasterPlan_1-08.pdf		

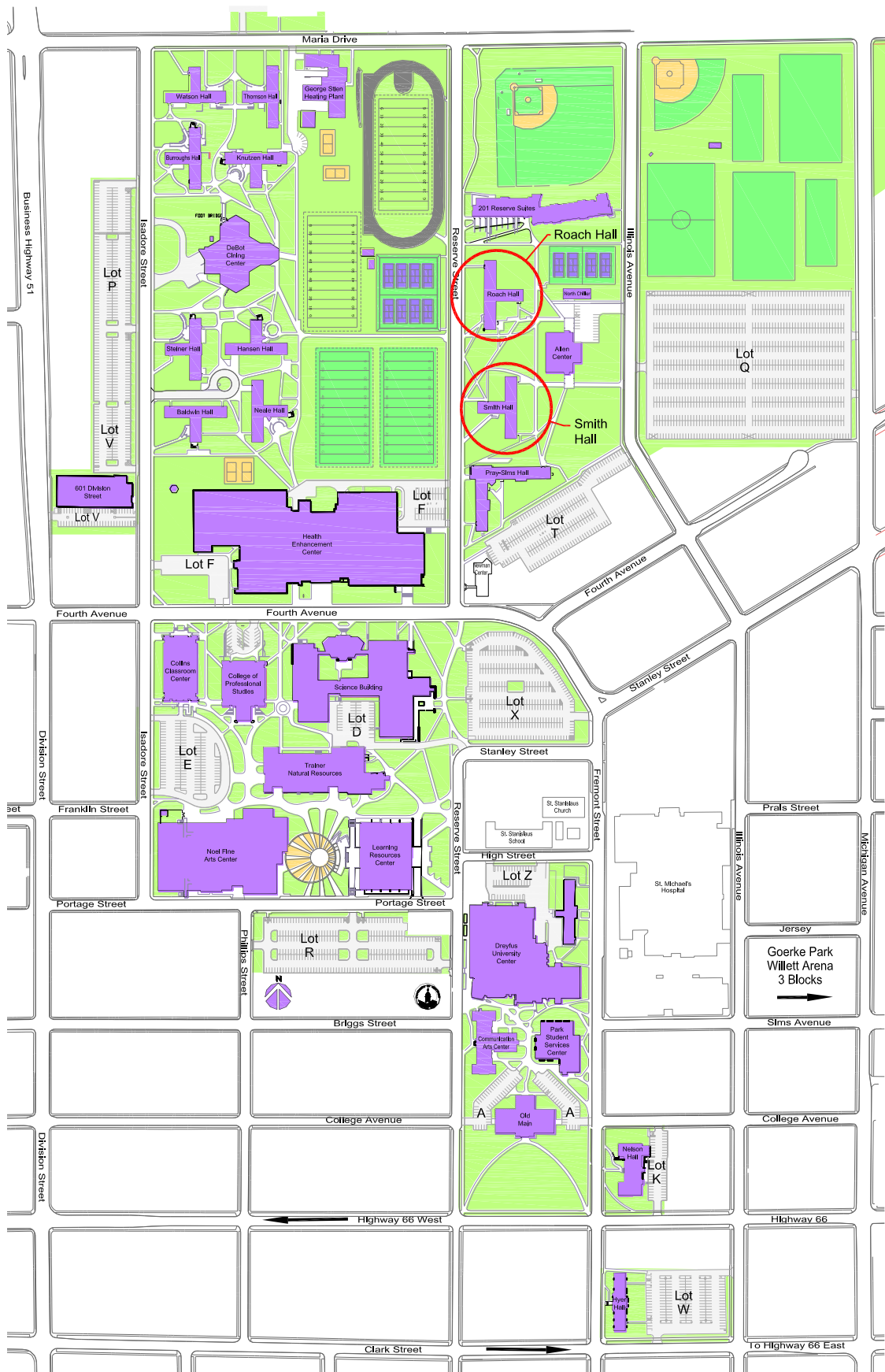
Attachment A - Space Tabulation

The Space Tabulation for the May Roach and Smith Residence Hall Renovations project was developed from current data and conceptual ideas in which space needs were identified. Assignable Square Feet (ASF) standards were applied to each space.

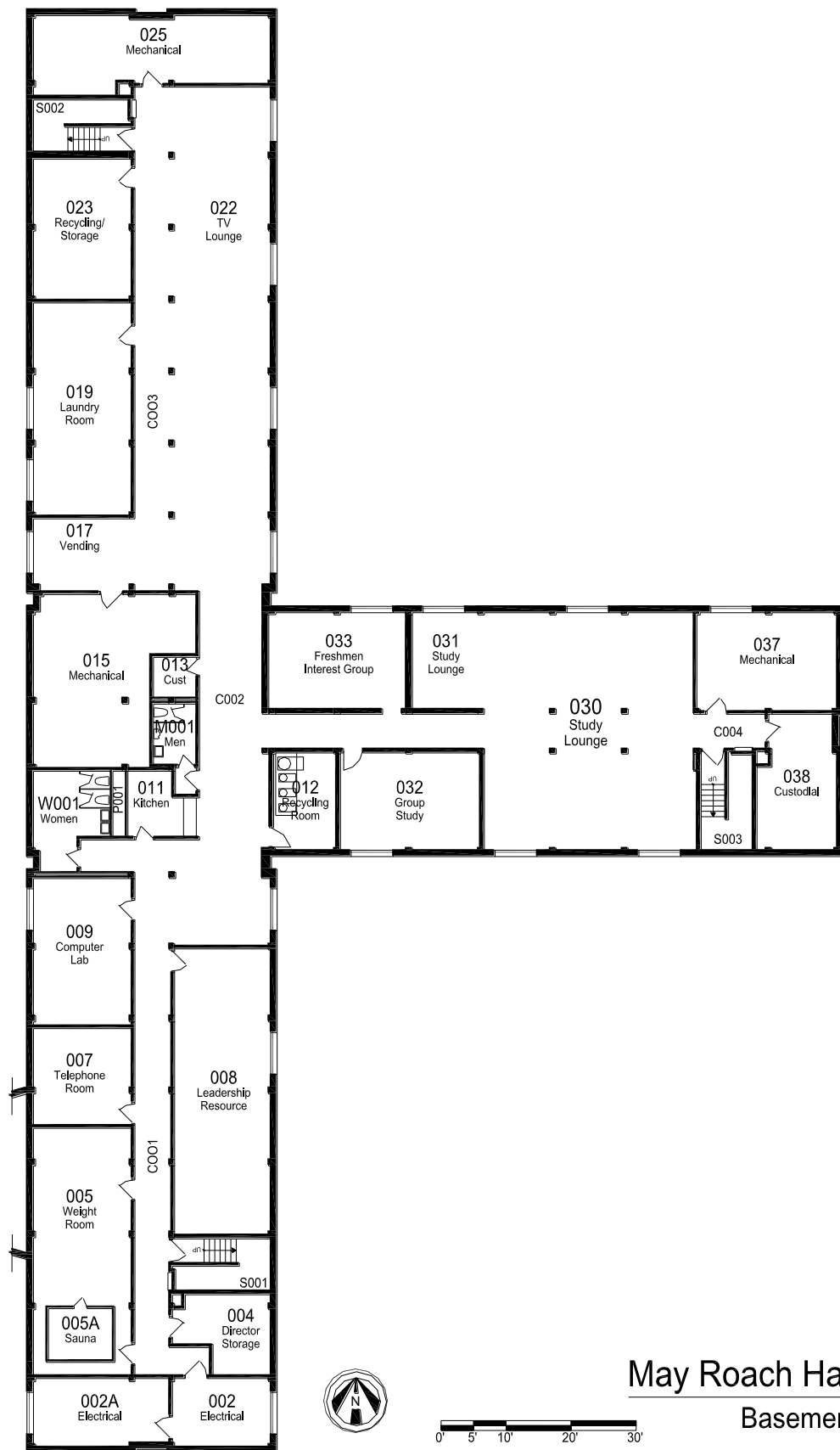
Ref. No.	Room/Space Name or Current Function	EXISTING					PROGRAM				
		No. of Occ.	ASF per Occ.	ASF per Room	No. of Rooms	Total ASF	No. of Occ.	ASF per Occ.	ASF per Room	No. of Rooms	Total ASF
1.00	Sleep/Study w/o Toilet or Bath	603	-	-	306	50,928	571	-	-	290	48,288
1.10	Resident Room	603	84	166	306	50,928	571	85	167	290	48,288
2.00	Sleep/Study Service	63	-	-	19	4,242	63	-	-	19	4,242
2.10	Main Desk	2	125	125	2	249	2	125	125	2	249
2.20	Mail Room	2	33	33	2	65	2	33	33	2	65
2.30	Kitchen	36	63	228	10	2,280	36	63	228	10	2,280
2.40	Laundry	20	41	413	2	826	20	41	413	2	826
2.50	Storage	3	274	274	3	822	3	274	274	3	822
3.00	Apartment-Hall Director	3	-	-	12	2,254	3	-	-	12	2,254
3.10	Living Room	0	112	448	2	896	0	112	448	2	896
3.20	Kitchen	0	80	80	2	159	0	80	80	2	159
3.30	Bedroom	3	184	184	4	737	3	184	184	4	737
3.40	Bathroom	0	48	48	2	95	0	48	48	2	95
3.50	Storage	0	184	184	2	367	0	184	184	2	367
4.00	Office	4	-	-	4	518	4	-	-	4	518
4.10	Office-Hall Director	2	163	163	2	326	2	163	163	2	326
4.20	Office-AD	2	96	96	2	192	2	96	96	2	192
5.00	Study	194	-	-	12	6,560	184	-	-	11	5,884
5.10	Study Lounge	149	33	613	8	4,906	149	31	572	8	4,576
5.20	Group Study	6	55	327	1	327	6	55	327	1	327
5.30	Leadership Resource Room	29	34	491	2	981	29	34	491	2	981
5.40	Computer Lab	10	35	346	1	346	0	0	0	0	0
6.00	Lounge	22	-	-	2	1,250	22	-	-	2	1,250
6.10	Lobby	22	57	625	2	1,250	22	57	625	2	1,250
7.00	Recreation	48	-	-	6	2,403	48	-	-	6	2,403
7.10	Music Room	10	34	168	2	336	10	34	168	2	336
7.20	TV Lounge	24	59	707	2	1,414	24	59	707	2	1,414
7.30	Game Room	8	60	483	1	483	8	60	483	1	483
7.40	Sauna	6	28	170	1	170	6	28	170	1	170
8.00	Athletic or Physical Education	16	-	-	2	893	16	-	-	2	893
8.10	Weight Room	16	56	447	2	893	16	56	447	2	893
9.00	Merchandising	2	-	-	1	164	2	-	-	1	164
9.10	Vending	2	82	164	1	164	2	82	164	1	164
-	Total	955	-	-	364	69,212	911	-	-	347	65,896

Note: In addition to the ASF spaces identified above, Non-Assignable Square Feet (NASF) spaces shall be included in the project. These spaces include: restrooms, shower rooms, corridors, elevators, stairs, gender neutral restrooms, etc.

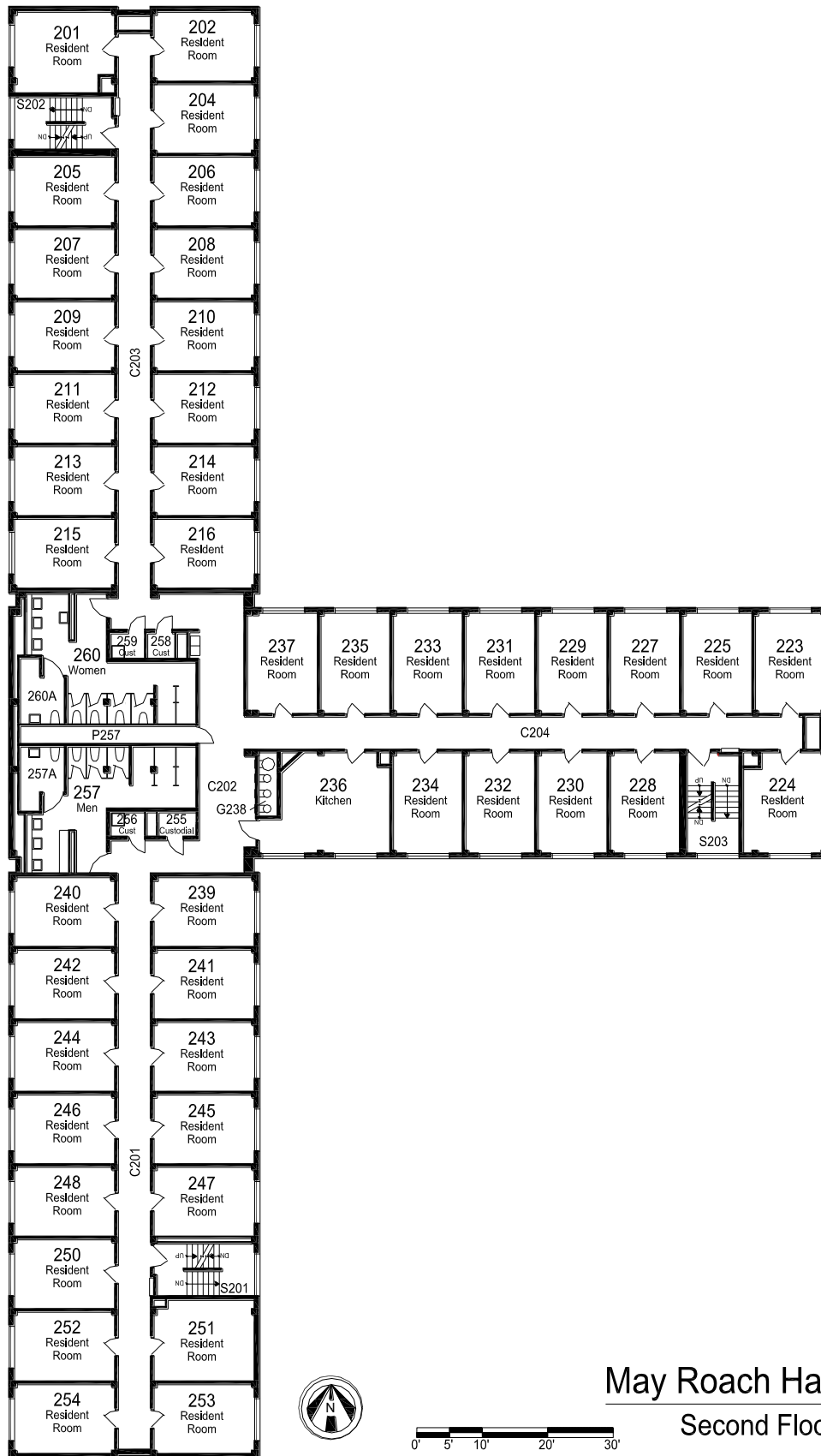
Attachment B – Location Map

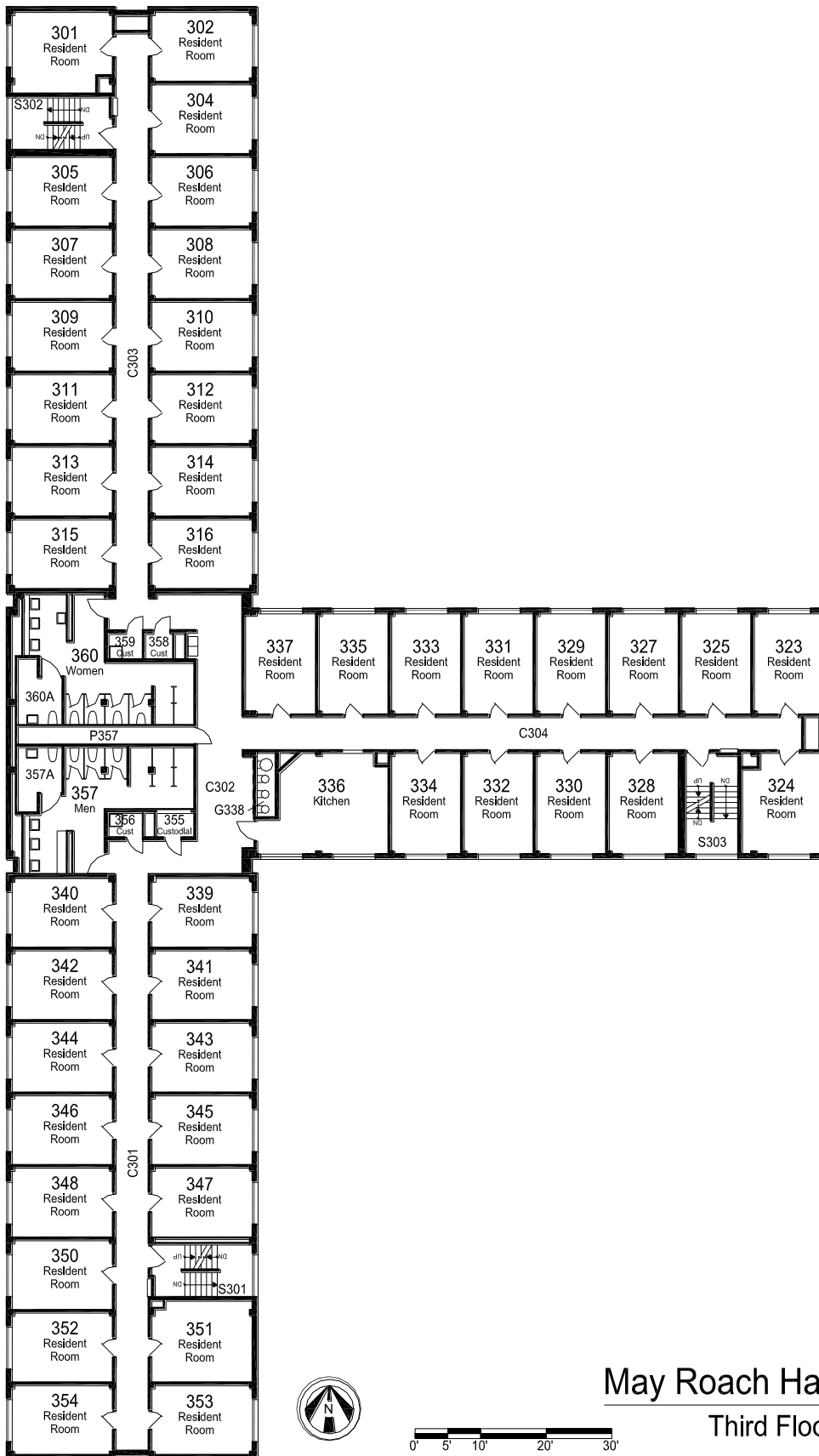


Attachment C - Floor Plans: May Roach Hall

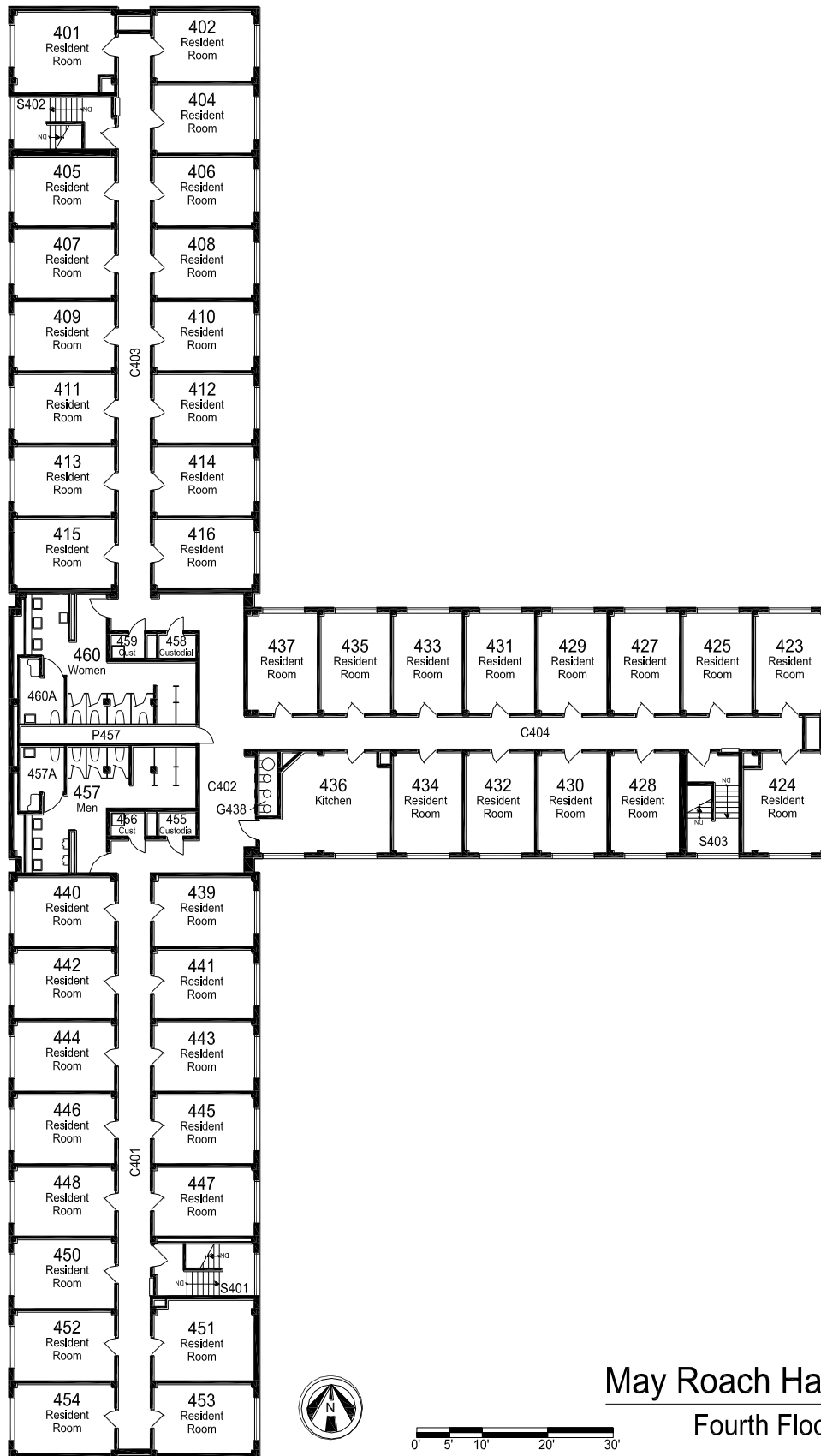








May Roach Hall
Third Floor

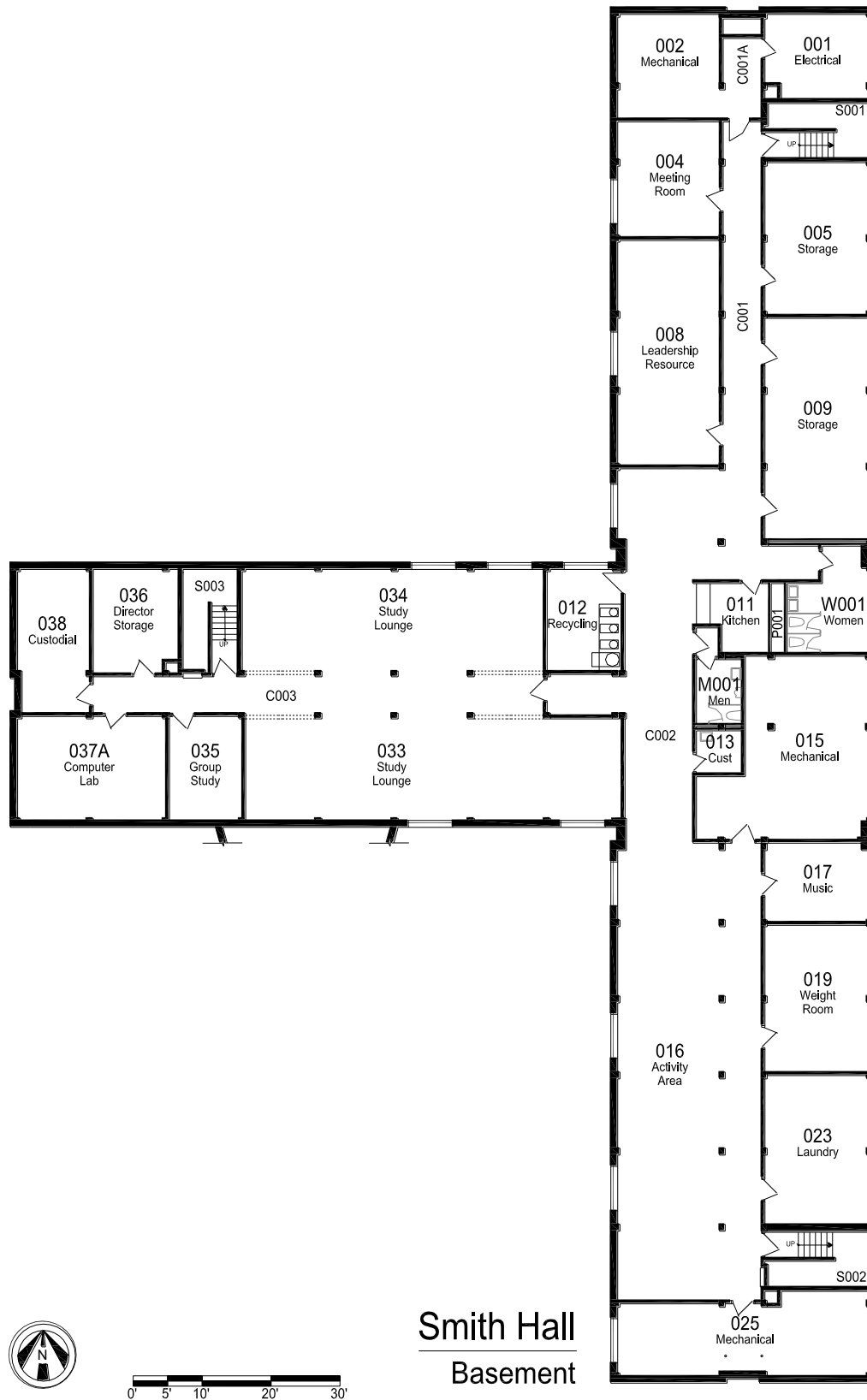


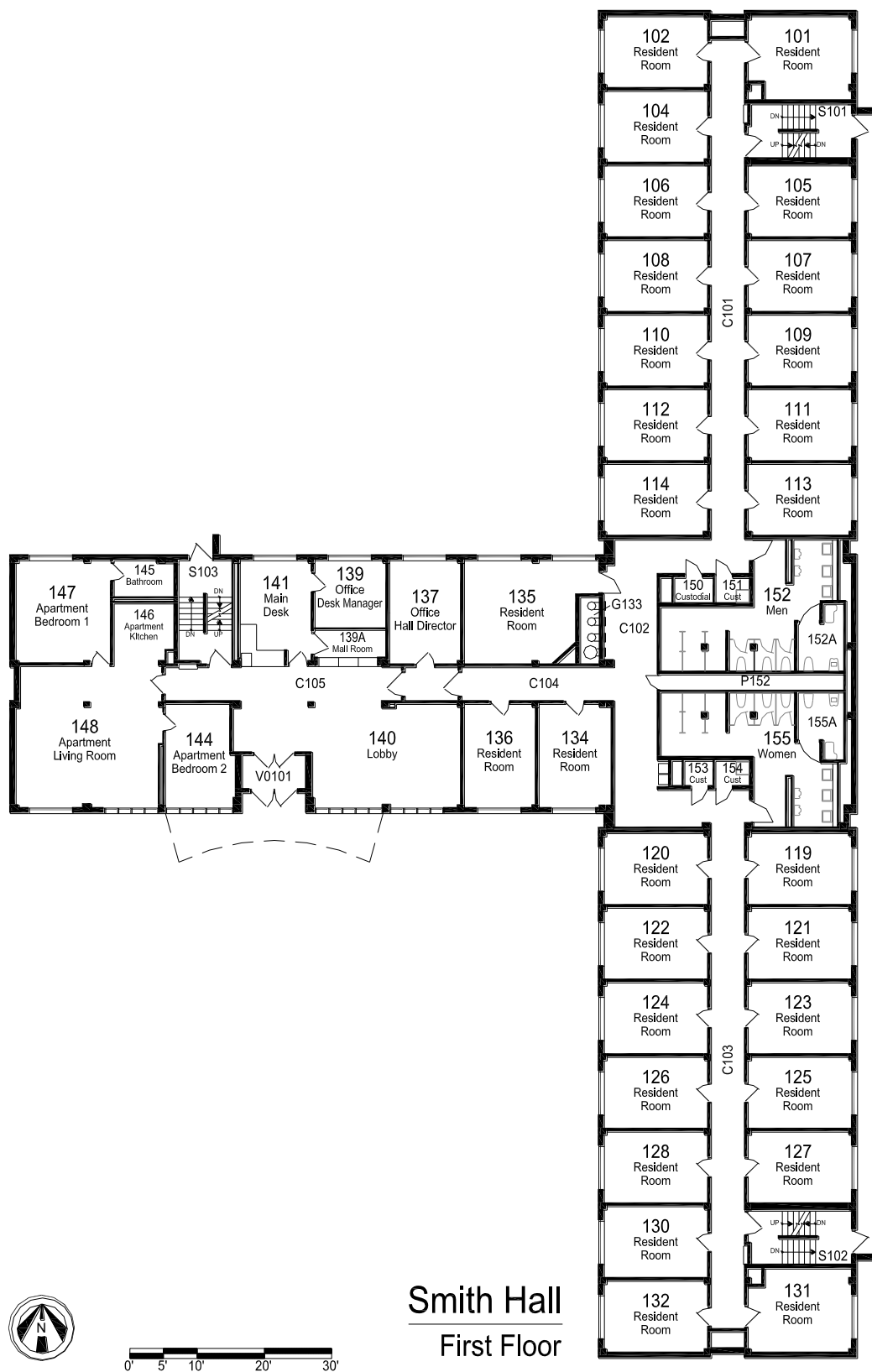
May Roach Hall
Fourth Floor

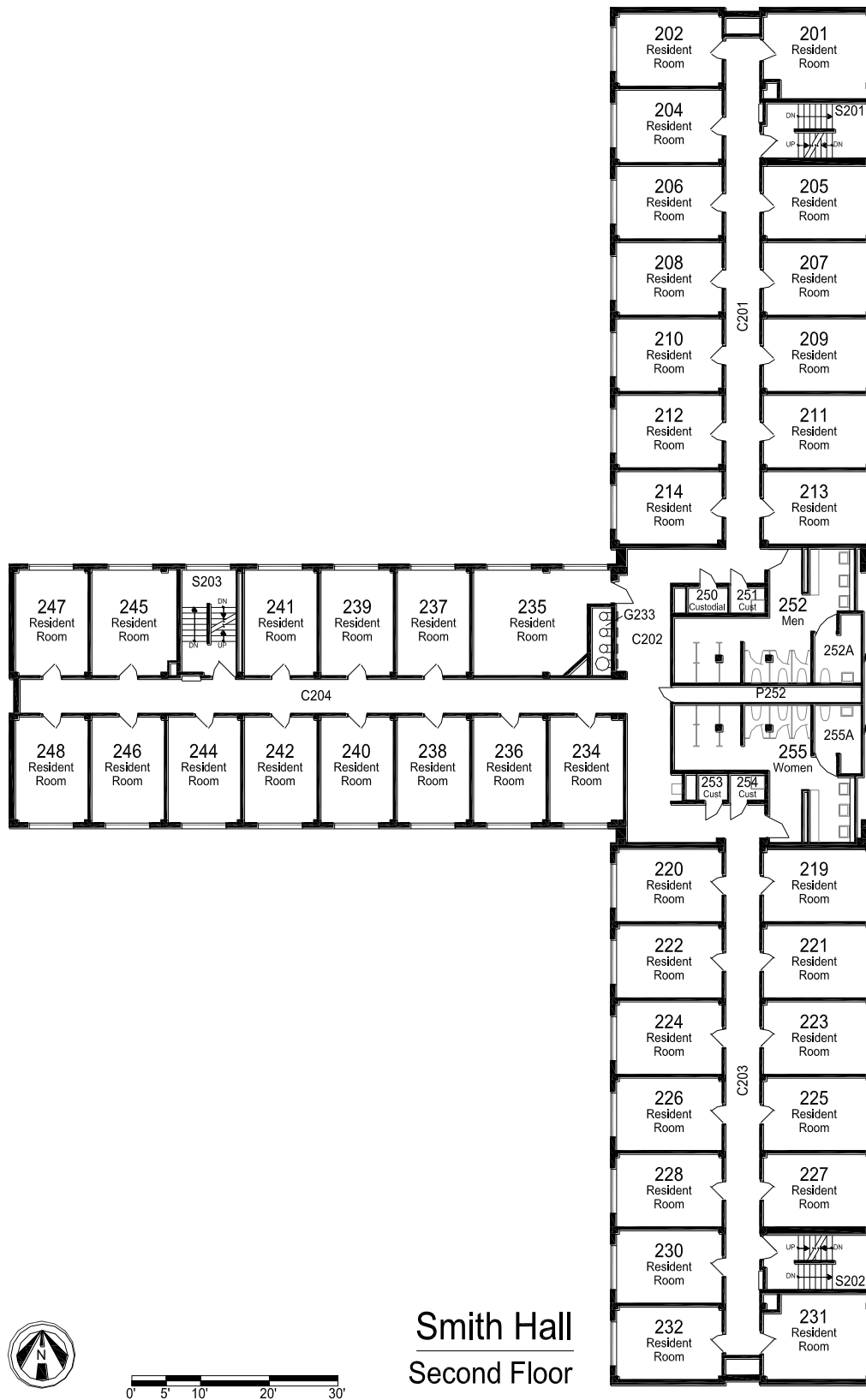


May Roach Hall
Roof

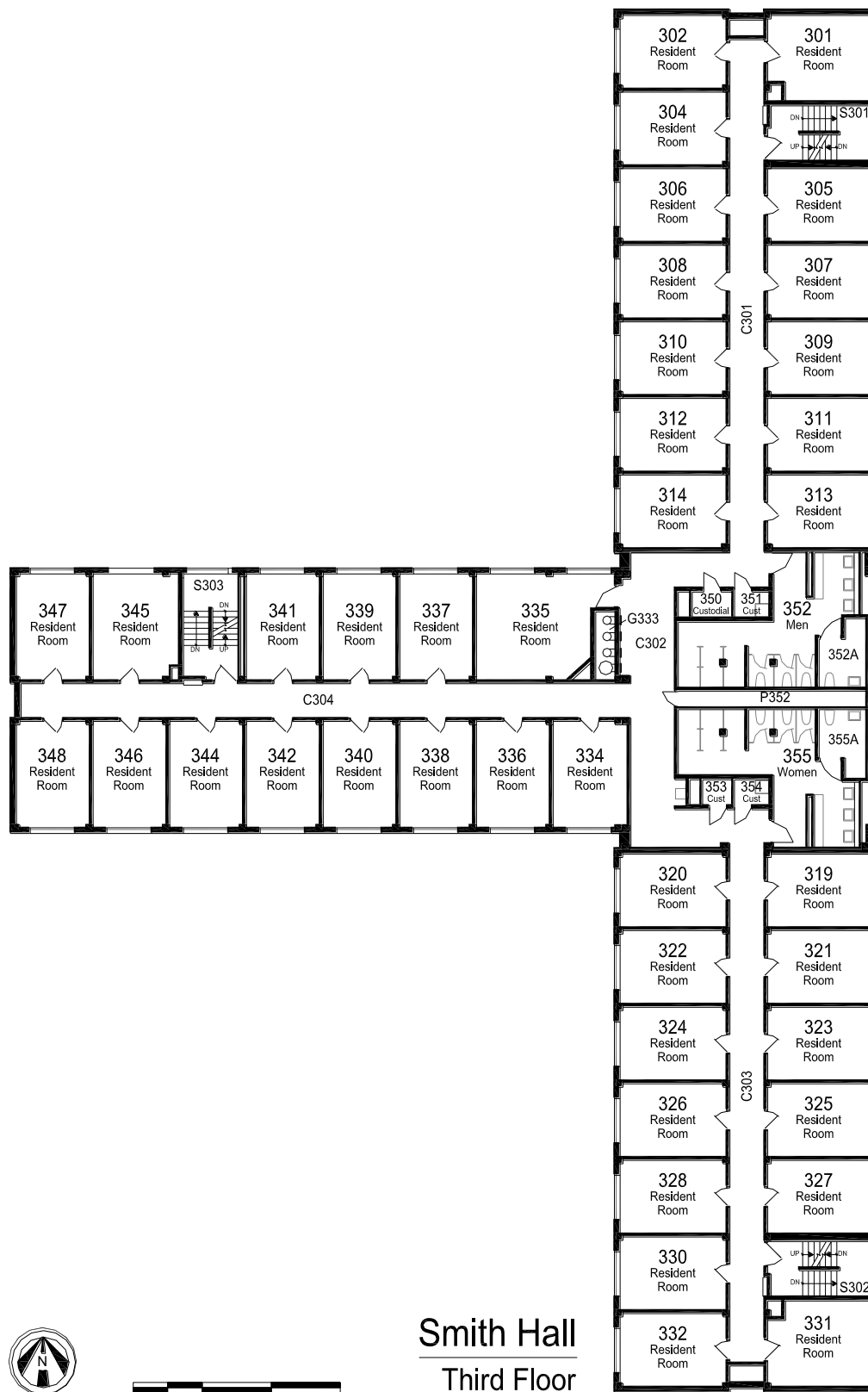
Attachment D - Floor Plans: Smith Hall



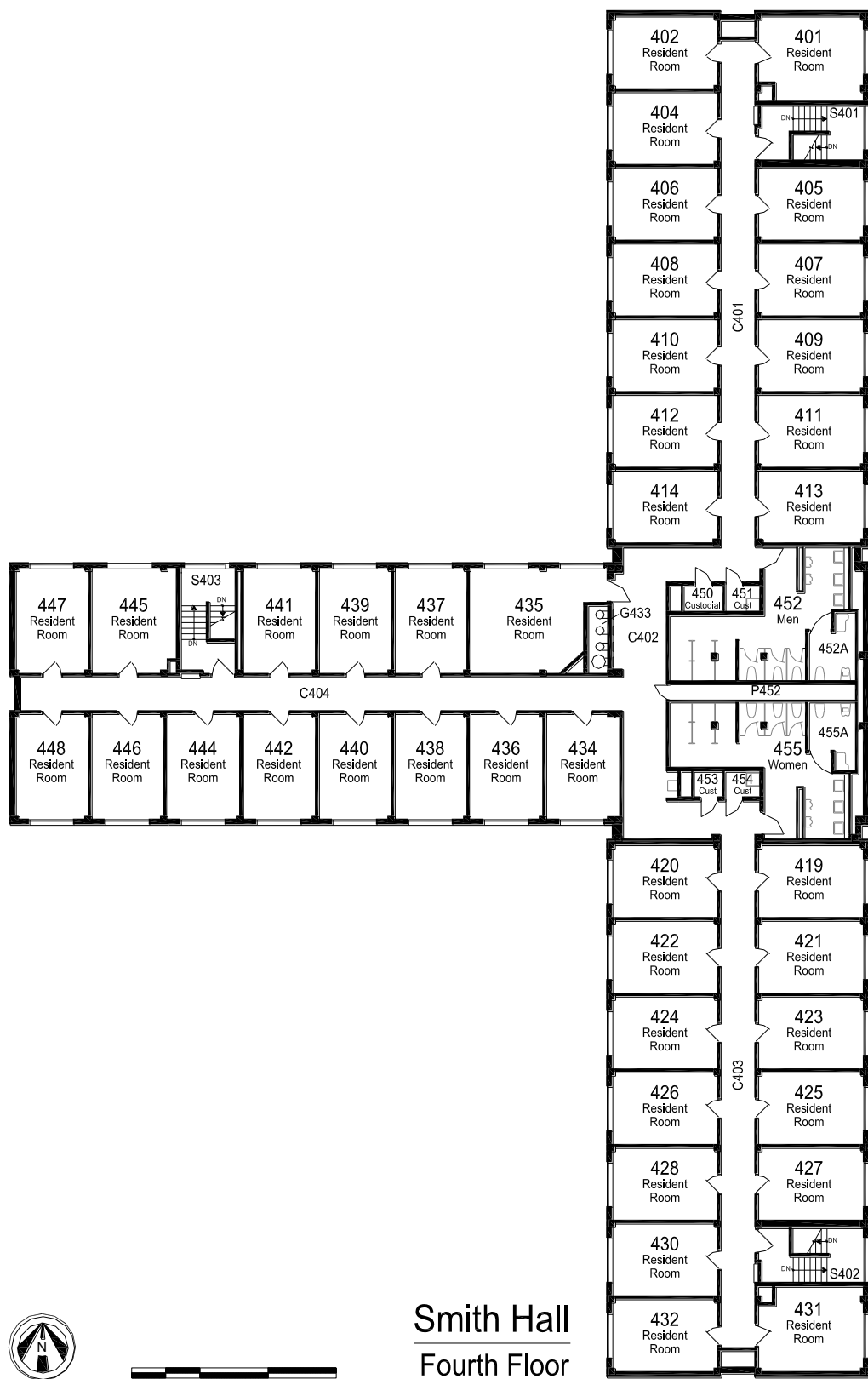




Smith Hall
Second Floor



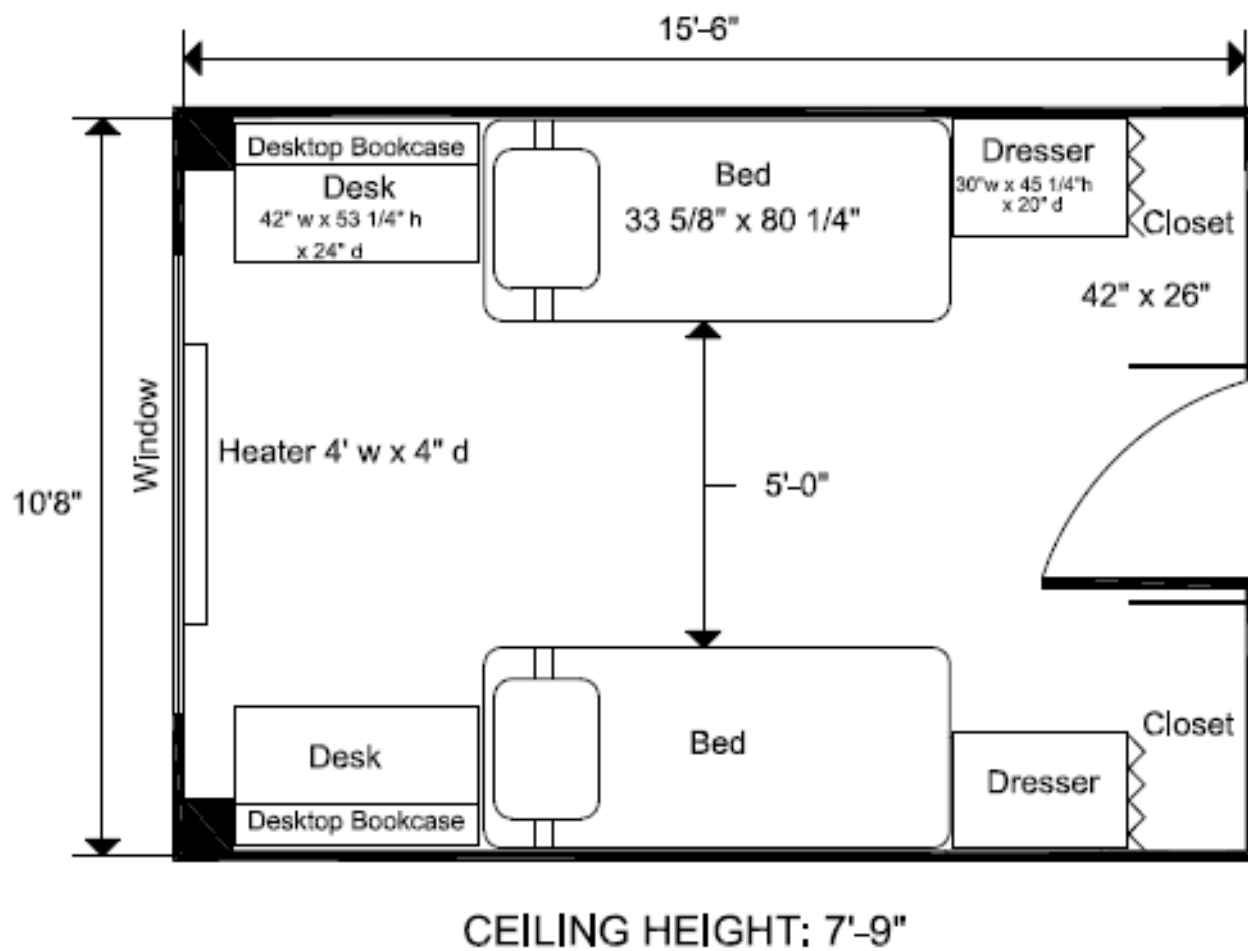
Smith Hall
Third Floor



Smith Hall
Fourth Floor



Attachment E - Typical Standard Resident Room Floor Plan



Note: Room dimensions provided are close approximations and should not be considered as exact measurements.